HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2014

Highlights

- Total housing starts in the Vancouver CMA trended steadily at 18,746 units in March compared to 18,726 units in February;
- A decline in multiple-family starts in the Abbotsford-Mission CMA weighed on total housing starts, which trended at 462 units in March compared to 695 units in February; and
- Upward momentum in the MLS® resale market continued during the first quarter for both the Vancouver and the Abbotsford-Mission CMAs.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,746 units in March compared to 18,726 in February. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

The actual number of new homes started during the first quarter of 2014 was 4,373, approximately 10 per cent higher compared to the same period a year ago (Figure 1). A pick-up in multiple-family housing starts, the majority of which were in the Cities of Vancouver, Coquitlam, Surrey, Richmond and North Vancouver, strengthened first quarter numbers. There were 3,522 multiple-family starts in the first quarter, up 12 per cent from the same period a year ago. Of these, 2,092 and 692 units were condominium and rental apartment starts, respectively. Rental apartment starts were partly bolstered by the inclusion of secondary suites, which numbered approximately 279 units in the first quarter. These have become more prevalent in new single-detached home constructions, especially in pricier markets as well as markets where multi-generational living is expected / accepted. The Cities of Vancouver, Richmond, and Surrey together account for over 60 per cent of such suites.

Meanwhile, single-detached housing starts were flat in 2014 Q1, up just one per cent from a year ago. Increased absorption of new single-detached homes in recent months has helped to lower the number of new, completed and unabsorbed single-detached homes to 1,271 units, close to three per cent lower than the same period a year ago (Figure 2).

Abbotsford-Mission CMA New Housing Market

The six-month moving average trend for housing starts in the Abbotsford-Mission CMA recorded 462 units in March, down from 695 units in February. Single-detached starts were trending at 216 units, down from 245 units a month prior, and multiple-family starts were also trending lower at 246, down from 450 units in the previous month.

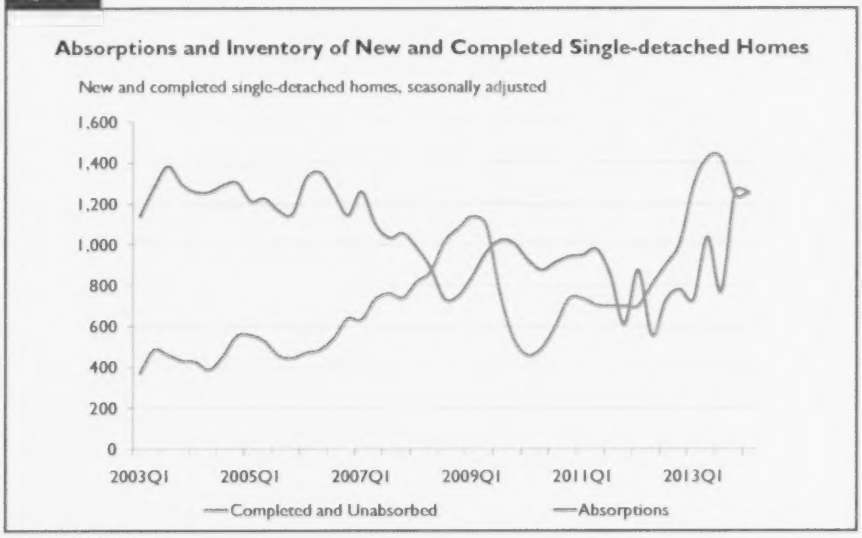
The actual number of homes started in the Abbotsford-Mission CMA in March 2014 was 12, bringing the first quarter total to 49 housing starts (Figure 3). Nearly 88 per cent of these were single-detached housing starts, which was quite different compared to the same period a year ago when almost 75 per cent were multiple-family starts. Demand for new apartments and townhouses in the Abbotsford-Mission CMA has been lagging that for single-detached homes.

Greater Vancouver MLS® Market[2]

In the areas covered the Real Estate Board of Greater Vancouver (REBGV), low mortgage interest rates and pent-up demand continued to drive sales. First quarter sales rose 26 per cent from last year's level to total 6,936. While the year-over-year growth appears significant, it is important to note that the the first quarter of 2013

Figure 2

Absorptions and Inventory of New and Completed Single-detached Homes



Source: CMHC

[2] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

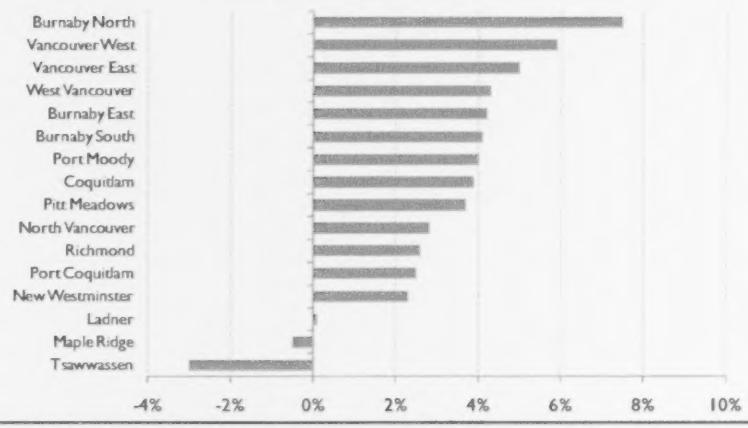
was a very weak point for the MLS® market. 2014 Q1 sales were still four per cent lower than the 15-year average of 7,212 sales. In terms of market areas, demand continued to shift towards the Cities of Vancouver and Richmond from other markets in the REBGV area. Together with an increased homebuyer interest in single-detached homes, such compositional shifts resulted in a 8.4 per cent growth in the average MLS® price to reach $820,861 from the same period a year ago.

There has been some anecdotal evidence and media coverage on real estate sales benefiting from a transfer of wealth, i.e. parents and family giving the younger generation financial help with their property purchase. A Bank of Montreal survey found that, on average, 40 per cent of first-time home buyers in Metro Vancouver expect their parents or family to assist with their home purchase.[3] This trend, together with positive population growth, could help to explain the sustained sales momentum in the Vancouver CMA, even though growth in full-time employment in the Vancouver CMA has been tepid.

Increased sales have encouraged potential sellers to list their properties on the market over the past few months and the number of new listings for the first quarter

Figure 3

Greater Vancouver: Growth in 2014 Q1 Home Price Index (HPI)



Source: CMHC, adapted from REBGV

was more than three per cent higher compared to 12 months prior. Fortunately, the momentum in sales has kept the MLS® resale market in balanced market conditions thus far.

In terms of prices, the MLS® Home Price Index (HPI) showed that the cities of Vancouver, Burnaby, and West Vancouver advanced ahead of other markets in the REBGV board area during the first quarter (Figure 4).[4] The MLS® HPI concept is modelled after the Consumer Price Index to measure the rate at which housing prices change over time while controlling for the type of homes sold. The advantage of this measure over the average price is that it is not skewed by unusually high- or low-priced home sales. The Cities of Vancouver and West Vancouver are two of the priciest markets and despite the recent market strengthening, prices were still only slightly higher than their previous peak in mid-2011.

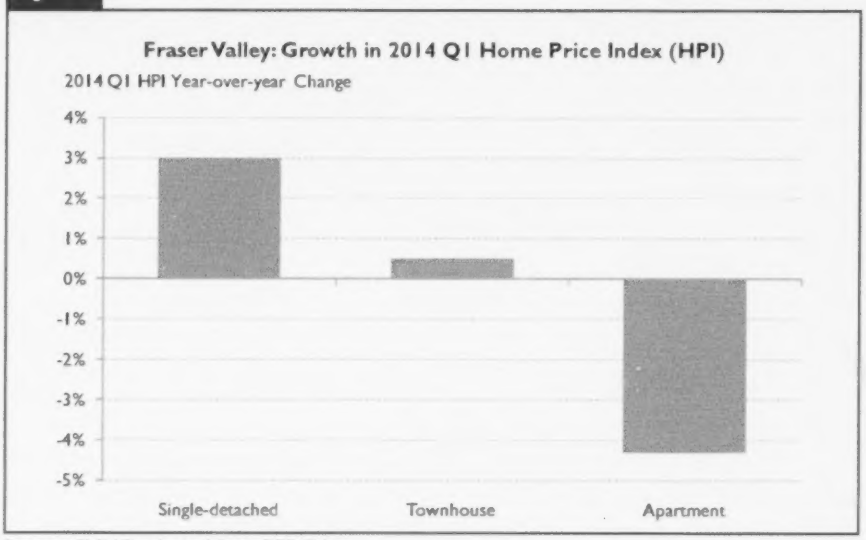
[3] BMO Home Buying Report, March 18,2014,[4] REBGV

[5] Fraser Valley Real Estate Board covers markets in North Delta, Surrey, South Surrey / White Rock, Langley, Abbotsford, and Mission.

Fraser Valley MLS® Market

Much like the REBGV board area, the MLS® market in the areas covered by the Fraser Valley Real Estate Board recorded positive growth in sales during the first quarter, rising 18 per cent year-over-year to reach 2,764 sales.[5] Most of the increase in sales was in ground-oriented housing – first quarter single-detached and townhouse sales rose 20 and 17 per cent, respectively, from a year ago levels. Apartment home sales during the first quarter, on the other hand, rose only six per cent over the same period. In terms of prices, single-detached homes recorded gains whereas townhouse prices were flat and apartment prices declined year-over-year during the first quarter (Figure 4).

Figure 4



Source: CMHC, adapted from REBGV

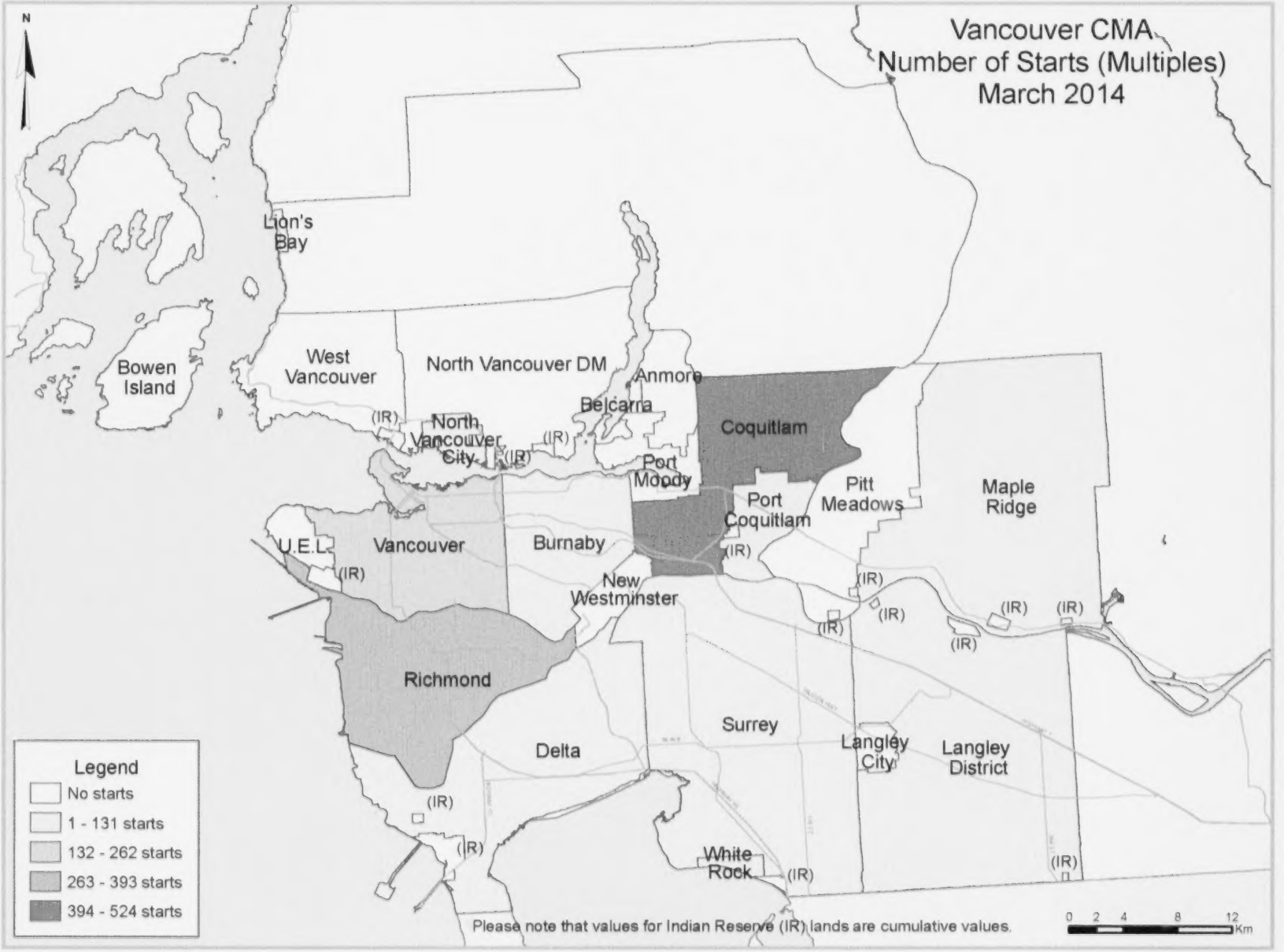
SPOTLIGHT: EMPLOYMENT IN THE LOWER MAINLAND

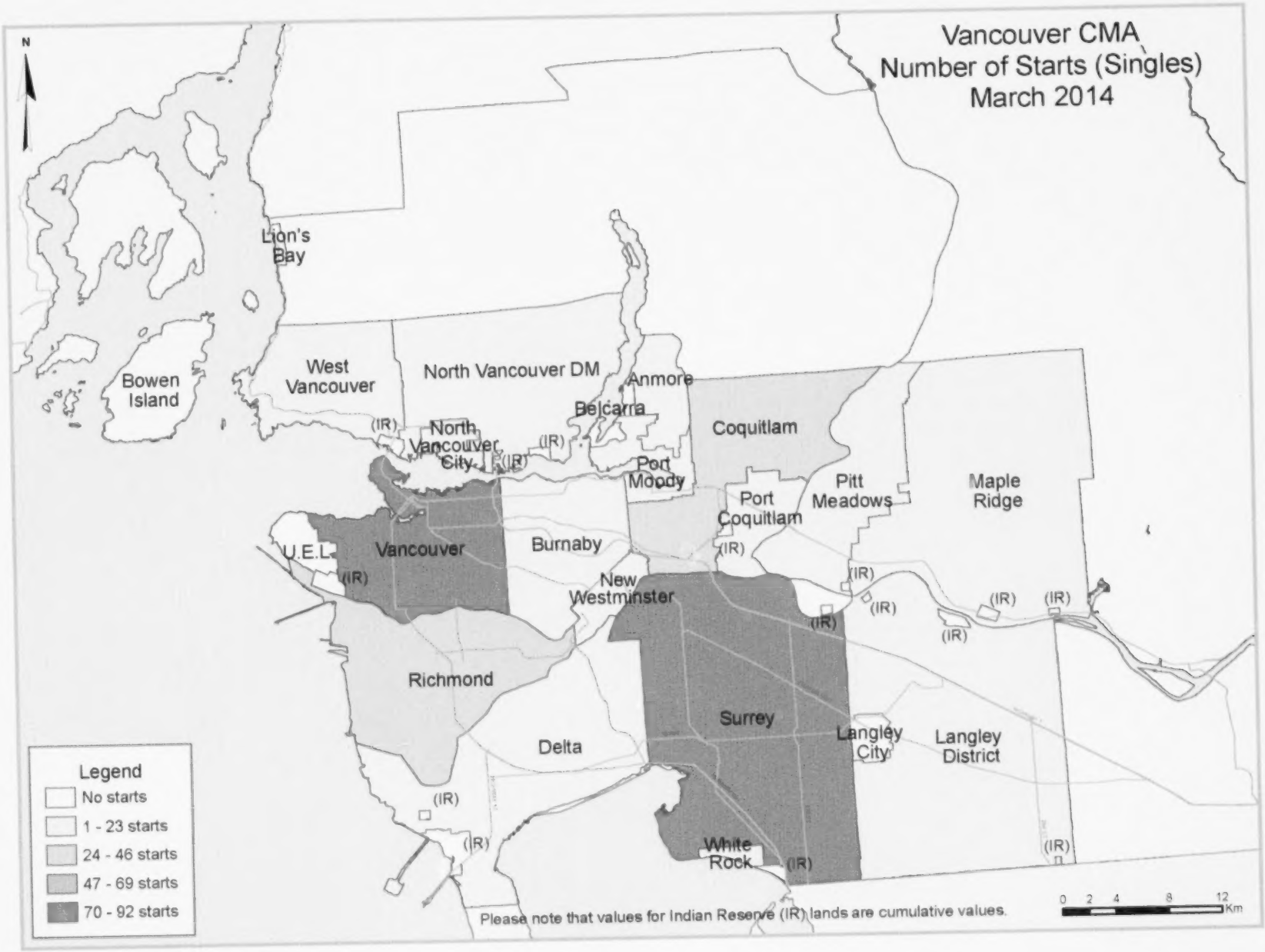
During the first three months of 2014, total employment grew in the Lower Mainland. In the Vancouver CMA, much of the growth was in the areas of business, finance, and administration as well as in art, culture, and sports. In the Abbotsford-Mission CMA, it was mostly in occupations in sales and services, and in positions unique to primary industries (Figure 5). However, both the Vancouver and Abbotsford-Mission CMAs saw fewer employed in management as well as in science-related occupations compared to the previous two years. This is significant in that occupations in management and science have been the top-paying positions in the province.

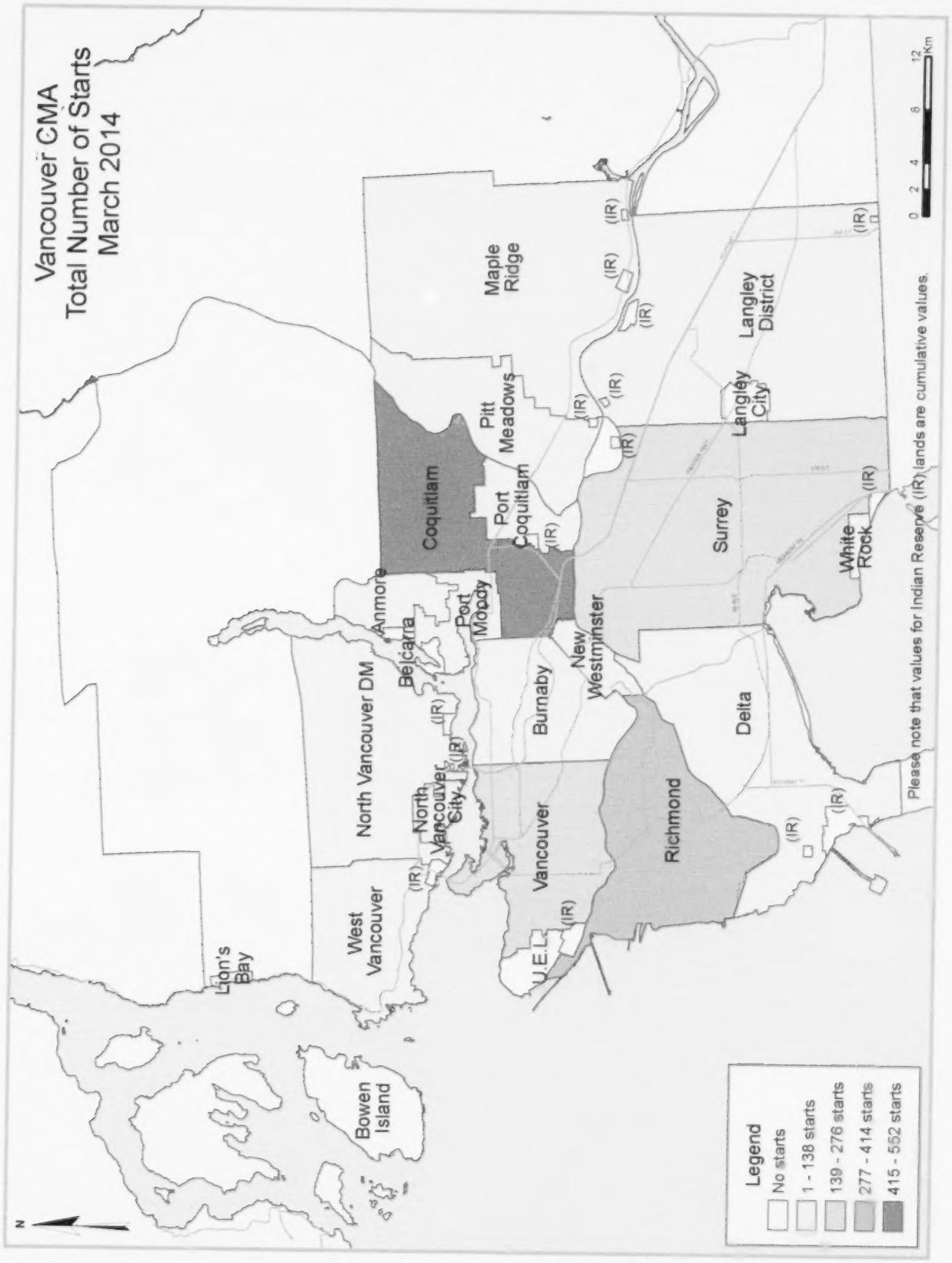
The growth in employment was also mostly in part-time positions rather than full-time jobs. Full-time employment in the Vancouver CMA was flat (-0.3 per cent) whereas part-time employment posted positive gains of over 10 per cent compared to a year ago. In the Abbotsford-Mission CMA, full-time employment was also flat and part-time employment retreated in March after advancing during the prior months.

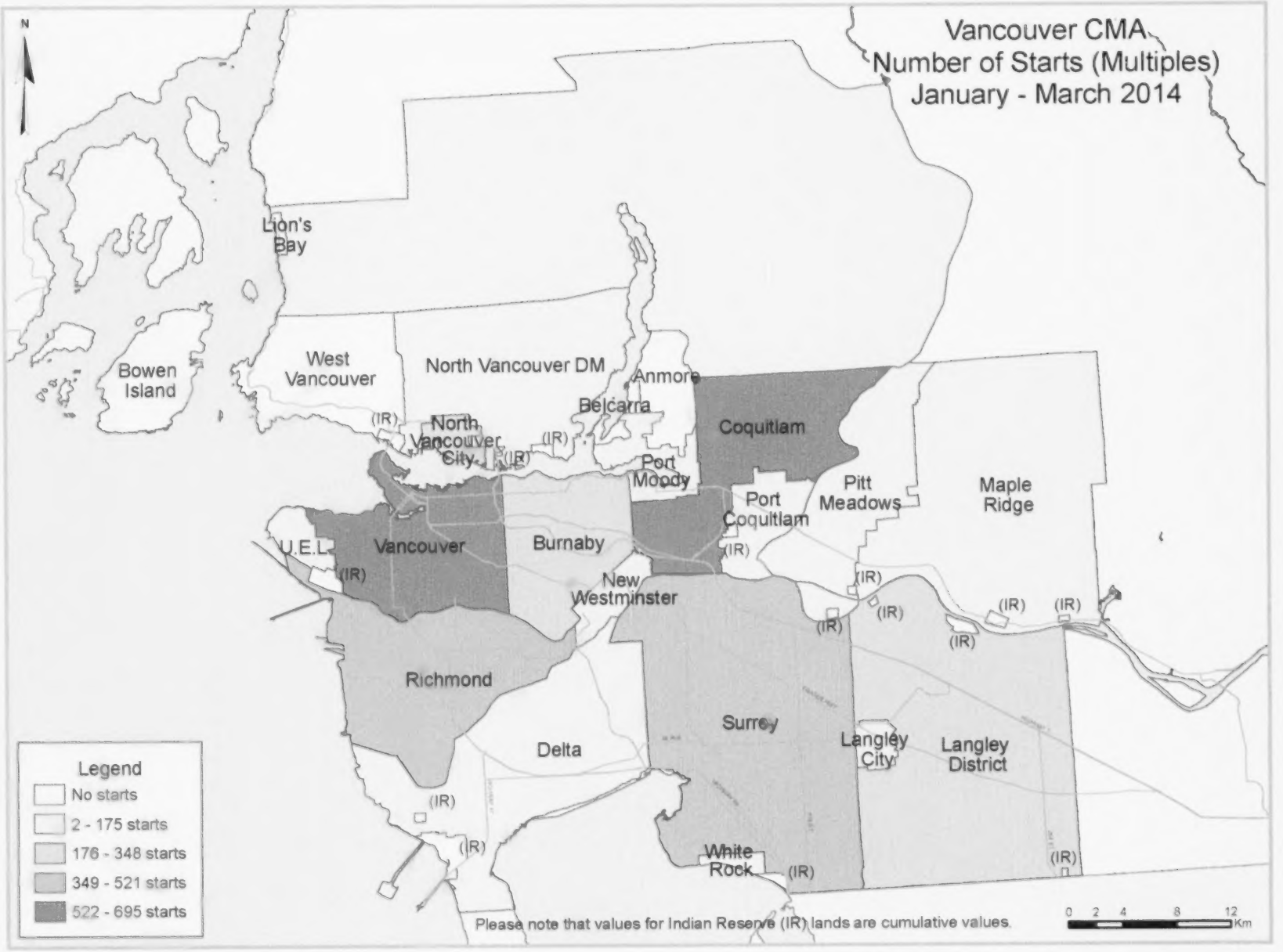
Figure 5

* Average weekly wage by occupation in British Columbia
Source: Statistics Canada


Vancouver CMA
Number of Starts (Multiples)
March 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 131 starts
132 - 262 starts
263 - 393 starts
394 - 524 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

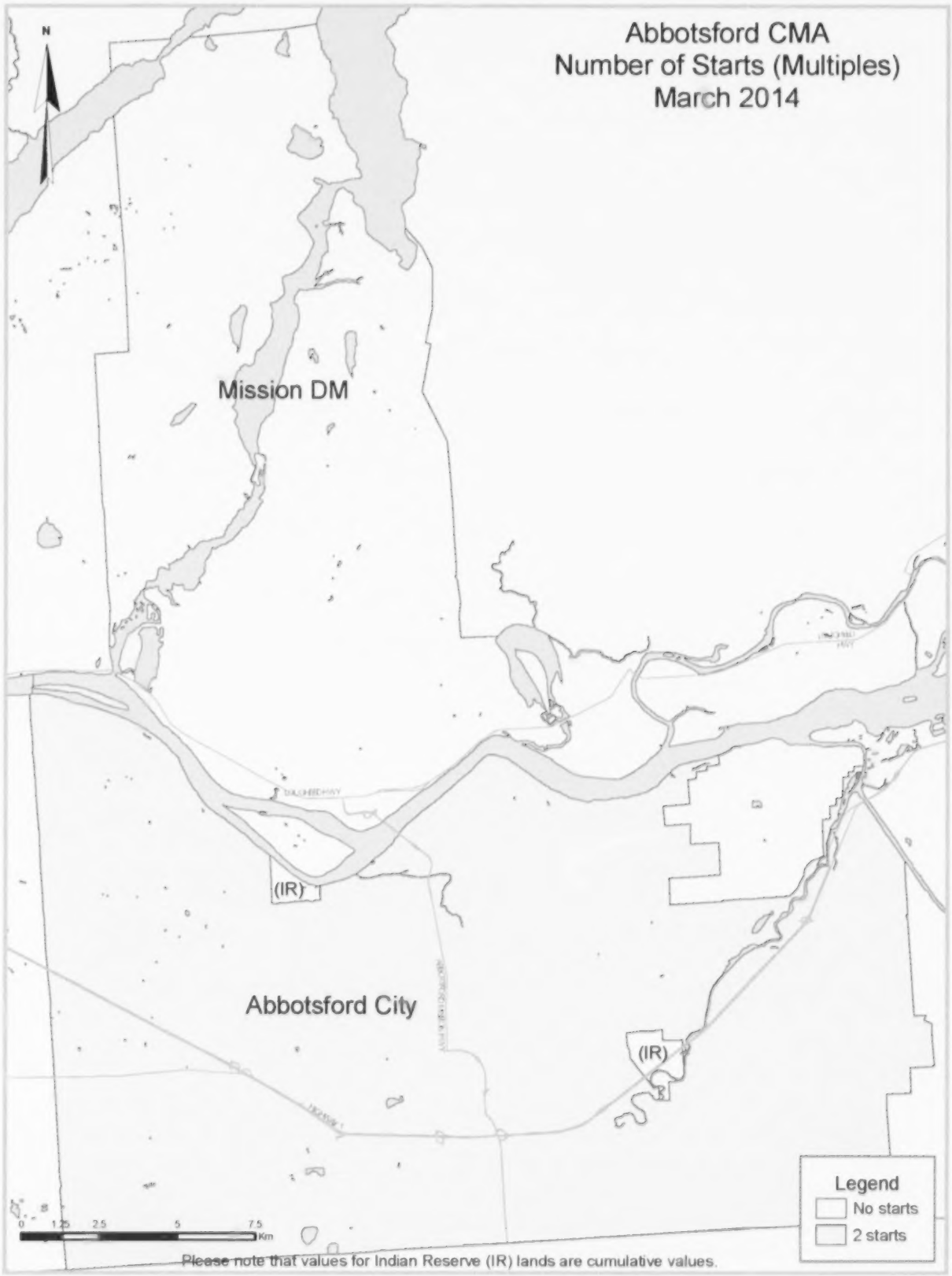

Vancouver CMA
Number of Starts (Singles)
March 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 23 starts
24 - 46 starts
47 - 69 starts
70 - 92 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Vancouver CMA
Total Number of Starts
March 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 138 starts
139 - 276 starts
277 - 414 starts
415 - 552 starts

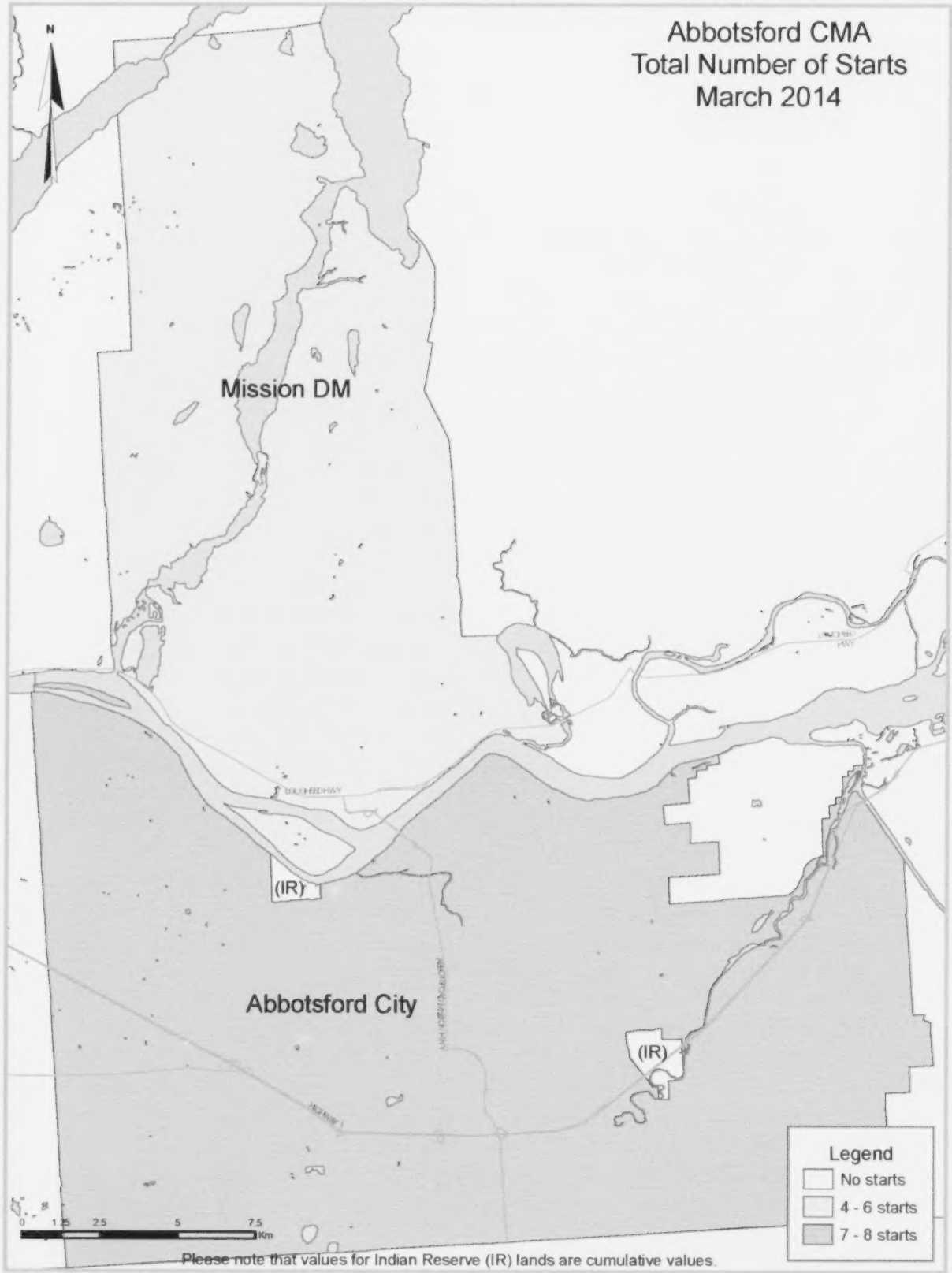

Vancouver CMA
Number of Starts (Multiples)
January - March 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 175 starts
176 - 348 starts
349 - 521 starts
522 - 695 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

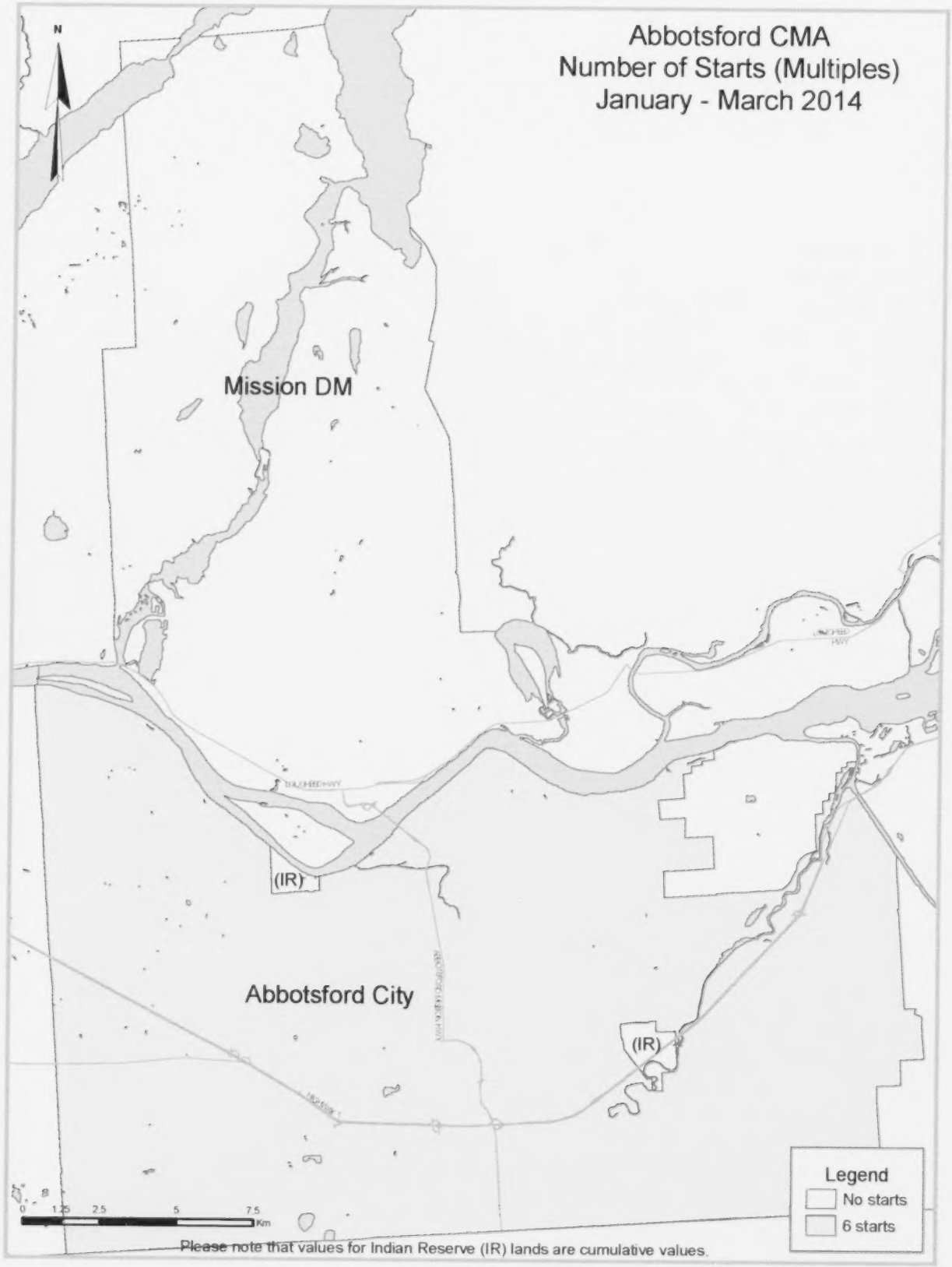
Vancouver CMA
Number of Starts (Singles)
January - March 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 57 starts
58 - 113 starts
114 - 169 starts
170 - 226 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

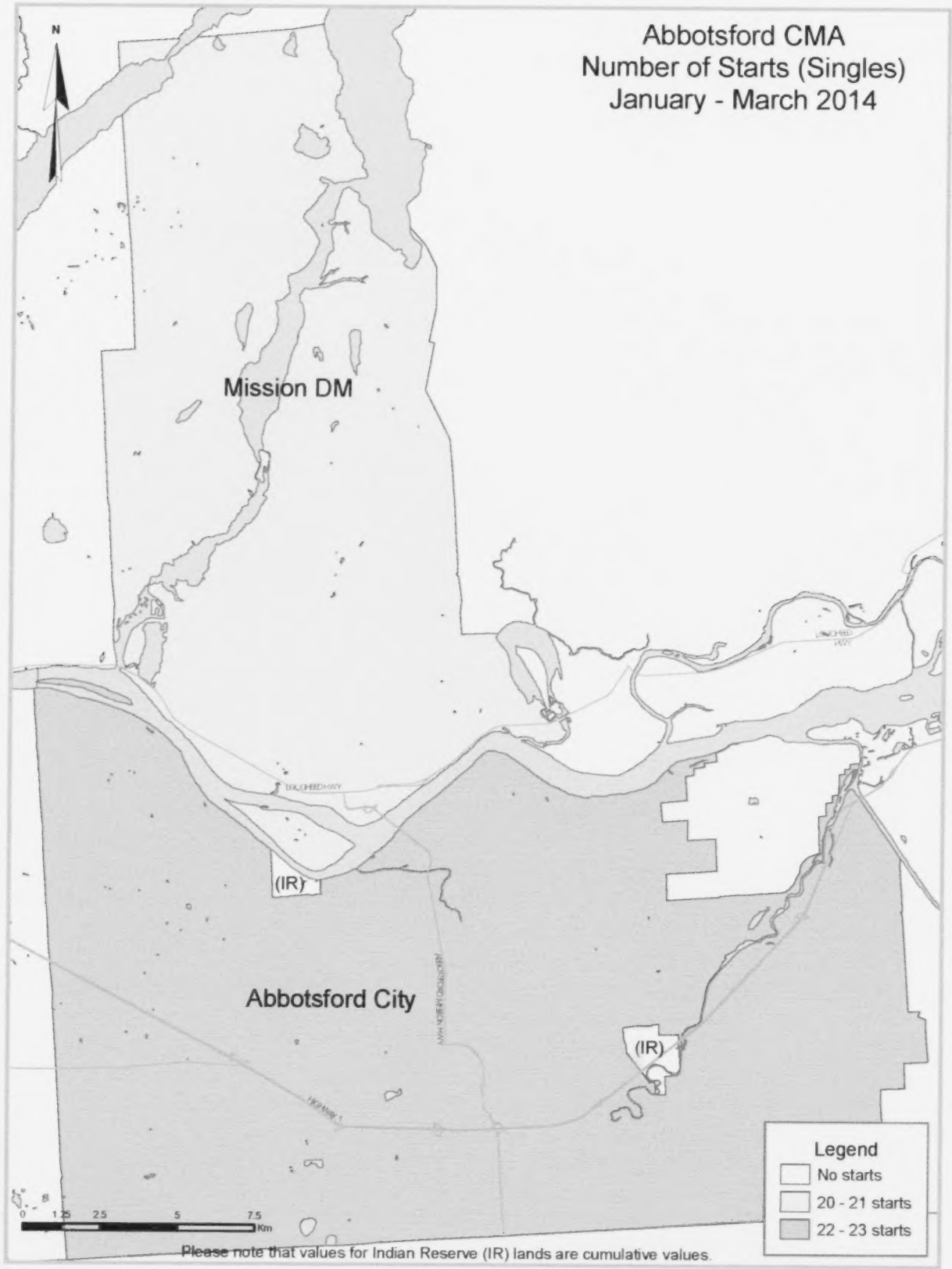
Vancouver CMA
Total Number of Starts
January - March 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 231 starts
232 - 461 starts
462 - 691 starts
692 - 921 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

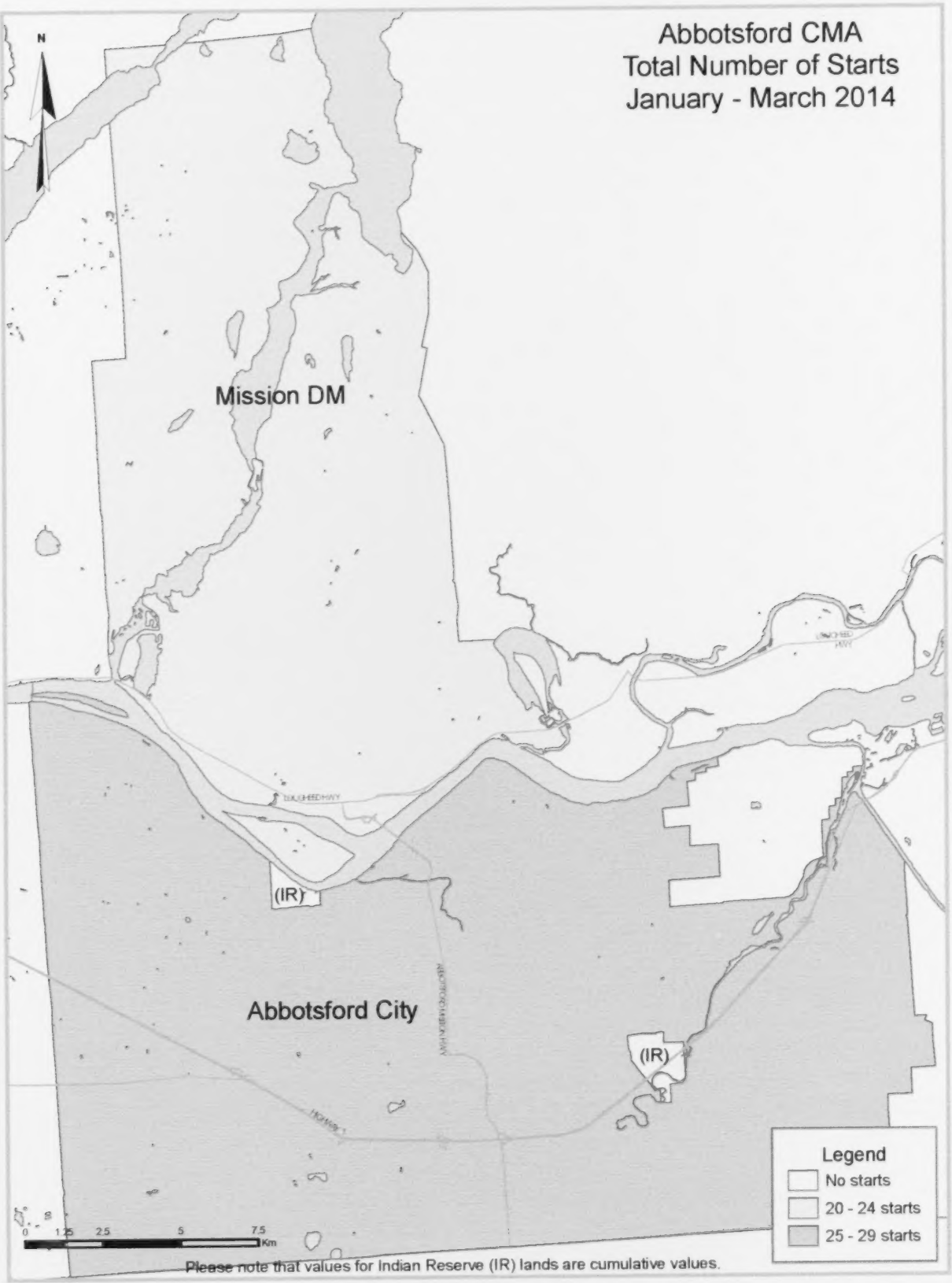

Abbotsford CMA
Number of Starts (Multiples)
March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
2 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Number of Starts (Singles)
March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 5 starts
6 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 6 starts
7 - 8 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
6 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
20 - 21 starts
22 - 23 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - March 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
20 - 24 starts
25 - 29 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2014		
Vancouver CMA[1]	February 2014	March 2014
Trend[2]	18,726	18,746
SAAR	15,121	20,637
	March 2013	March 2014
Actual		
March - Single-Detached	242	315
March - Multiples	1,382	1,344
March - Total	1,624	1,659
January to March - Single-Detached	844	851
January to March - Multiples	3,136	3,522
January to March - Total	3,980	4,373

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2014	271	18	0	5	179	890	39	257	1,659
March 2013	203	36	0	8	116	598	31	632	1,624
% Change	33.5	-50.0	n/a	-37.5	54.3	48.8	25.8	-59.3	2.2
Year-to-date 2014	748	62	0	9	676	2,092	94	692	4,373
Year-to-date 2013	700	90	0	10	527	1,620	134	899	3,980
% Change	6.9	-31.1	n/a	-10.0	28.3	29.1	-29.9	-23.0	9.9
UNDER CONSTRUCTION									
March 2014	3,153	272	25	17	2,324	14,012	319	2,853	22,975
March 2013	3,714	356	63	31	1,814	13,426	411	2,960	22,775
% Change	-15.1	-23.6	-60.3	-45.2	28.1	4.4	-22.4	-3.6	0.9
COMPLETIONS									
March 2014	263	18	0	0	163	816	34	163	1,457
March 2013	280	24	0	5	252	942	32	271	1,806
% Change	-6.1	-25.0	n/a	-100.0	-35.3	-13.4	6.3	-39.9	-19.3
Year-to-date 2014	930	160	14	3	441	2,383	106	561	4,598
Year-to-date 2013	856	64	0	17	617	2,021	93	444	4,112
% Change	8.6	150.0	n/a	-82.4	-28.5	17.9	14.0	26.4	11.8
COMPLETED & NOT ABSORBED									
March 2014	1,266	104	13	5	619	1,992	n/a	n/a	3,999
March 2013	1,294	118	515	14	781	1,662	n/a	n/a	4,384
% Change	-2.2	-11.9	-97.5	-64.3	-20.7	19.9	n/a	n/a	-8.8
ABSORBED									
March 2014	302	39	9	2	193	827	n/a	n/a	1,372
March 2013	155	18	54	6	192	858	n/a	n/a	1,283
% Change	94.8	116.7	-83.3	-66.7	0.5	-3.6	n/a	n/a	6.9
Year-to-date 2014	998	166	25	6	476	2,383	n/a	n/a	4,054
Year-to-date 2013	575	41	196	14	594	1,800	n/a	n/a	3,220
% Change	73.6	**	-87.2	-57.1	-19.9	32.4	n/a	n/a	25.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
March 2014	17	6	0	0	58	0	0	2	83
March 2013	11	2	0	0	0	249	0	0	262
Delta									
March 2014	13	0	0	0	0	0	0	9	22
March 2013	12	8	0	0	0	0	0	5	25
Langley									
March 2014	16	2	0	1	38	65	0	5	127
March 2013	14	0	0	3	14	0	2	7	40
Maple Ridge / Pitt Meadows									
March 2014	9	0	0	0	4	81	0	0	94
March 2013	26	0	0	0	2	0	0	0	28
New Westminster									
March 2014	8	0	0	0	0	0	0	0	8
March 2013	3	0	0	0	17	0	0	0	20
North Vancouver									
March 2014	9	0	0	0	0	0	0	1	10
March 2013	6	2	0	0	0	0	1	4	13
Richmond									
March 2014	32	2	0	0	7	106	0	159	306
March 2013	19	0	0	1	18	33	1	2	74
Surrey									
March 2014	74	4	0	4	40	0	14	30	166
March 2013	55	0	0	0	61	49	2	19	186
Tri-Cities									
March 2014	33	0	0	0	32	508	0	12	585
March 2013	20	8	0	4	4	133	1	6	176
University Endowment Lands									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	281	281
Vancouver City									
March 2014	49	4	0	0	0	130	24	36	243
March 2013	28	14	0	0	0	134	24	306	506
West Vancouver									
March 2014	5	0	0	0	0	0	0	0	5
March 2013	7	0	0	0	0	0	0	0	7
White Rock									
March 2014	5	0	0	0	0	0	1	3	9
March 2013	2	2	0	0	0	0	0	2	6
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2014	271	18	0	5	179	890	39	257	1,659
March 2013	203	36	0	8	116	598	31	632	1,624

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
March 2014	246	58	0	0	252	2,779	0	2	3,337
March 2013	344	120	0	0	64	1,944	0	6	2,478
Delta									
March 2014	109	8	0	1	40	88	7	49	302
March 2013	105	42	0	3	12	118	0	39	319
Langley									
March 2014	200	2	4	7	283	341	0	138	975
March 2013	200	2	0	16	91	461	4	85	859
Maple Ridge / Pitt Meadows									
March 2014	126	6	0	0	131	419	1	0	683
March 2013	152	2	0	0	65	411	2	0	632
New Westminster									
March 2014	57	4	0	0	134	496	0	0	691
March 2013	28	6	0	0	96	709	0	25	864
North Vancouver									
March 2014	180	12	0	0	0	832	5	250	1,279
March 2013	162	10	8	1	44	689	6	122	1,042
Richmond									
March 2014	262	14	0	1	248	1,284	10	231	2,050
March 2013	316	4	14	5	152	1,708	10	305	2,514
Surrey									
March 2014	609	8	0	8	889	753	29	213	2,509
March 2013	735	6	20	0	911	1,049	40	214	2,975
Tri-Cities									
March 2014	237	10	12	0	221	1,246	7	127	1,860
March 2013	233	22	3	6	273	1,570	17	118	2,242
University Endowment Lands									
March 2014	11	0	0	0	0	0	0	94	105
March 2013	10	0	0	0	7	250	0	281	548
Vancouver City									
March 2014	804	148	9	0	81	5,579	255	1,710	8,586
March 2013	1,129	140	18	0	82	4,279	330	1,463	7,441
West Vancouver									
March 2014	216	2	0	0	24	108	1	0	351
March 2013	202	0	0	0	12	39	0	271	524
White Rock									
March 2014	60	0	0	0	21	87	3	37	208
March 2013	53	2	0	0	5	199	1	29	289
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2014	3,153	272	25	17	2,324	14,012	319	2,853	22,975
March 2013	3,714	356	63	31	1,814	13,426	411	2,960	22,775

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
March 2014	34	12	0	0	0	32	0	0	78
March 2013	27	0	0	0	0	62	0	0	89
Delta									
March 2014	10	4	0	0	0	0	0	3	17
March 2013	4	4	0	0	0	2	2	0	12
Langley									
March 2014	23	0	0	0	27	66	1	12	129
March 2013	20	0	0	5	54	0	1	8	88
Maple Ridge / Pitt Meadows									
March 2014	9	0	0	0	0	0	0	0	9
March 2013	16	0	0	0	0	0	1	0	17
New Westminster									
March 2014	12	0	0	0	0	0	0	0	12
March 2013	3	0	0	0	0	0	0	0	3
North Vancouver									
March 2014	7	0	0	0	0	0	0	1	8
March 2013	9	2	0	0	6	24	0	29	70
Richmond									
March 2014	24	0	0	0	17	487	1	5	534
March 2013	42	0	0	0	0	0	7	29	78
Surrey									
March 2014	41	0	0	0	93	168	4	8	314
March 2013	69	0	0	0	146	96	3	143	457
Tri-Cities									
March 2014	16	0	0	0	23	63	0	68	170
March 2013	18	2	0	0	23	285	0	11	339
University Endowment Lands									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2014	72	2	0	0	3	0	28	62	167
March 2013	64	16	0	0	18	473	18	48	637
West Vancouver									
March 2014	11	0	0	0	0	0	0	0	11
March 2013	3	0	0	0	0	0	0	0	3
White Rock									
March 2014	4	0	0	0	0	0	0	4	8
March 2013	5	0	0	0	5	0	0	3	13
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
March 2014	263	18	0	0	163	816	34	163	1,457
March 2013	280	24	0	5	252	942	32	271	1,806

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
March 2014	121	34	0	0	17	50	n/a	n/a	222
March 2013	142	41	0	0	34	225	n/a	n/a	442
Delta									
March 2014	21	8	0	2	10	11	n/a	n/a	52
March 2013	19	4	4	0	4	7	n/a	n/a	38
Langley									
March 2014	65	0	0	0	76	181	n/a	n/a	322
March 2013	49	2	42	8	65	84	n/a	n/a	250
Maple Ridge / Pitt Meadows									
March 2014	113	2	0	0	24	112	n/a	n/a	251
March 2013	130	0	0	0	43	0	n/a	n/a	173
New Westminster									
March 2014	16	4	0	0	3	86	n/a	n/a	109
March 2013	34	0	0	0	18	69	n/a	n/a	121
North Vancouver									
March 2014	32	1	4	0	27	253	n/a	n/a	317
March 2013	27	0	29	3	48	155	n/a	n/a	262
Richmond									
March 2014	212	1	1	3	68	142	n/a	n/a	427
March 2013	204	3	121	0	58	102	n/a	n/a	488
Surrey									
March 2014	223	0	2	0	311	458	n/a	n/a	994
March 2013	268	0	96	0	300	297	n/a	n/a	961
Tri-Cities									
March 2014	83	5	1	0	33	252	n/a	n/a	374
March 2013	58	15	53	0	90	201	n/a	n/a	417
University Endowment Lands									
March 2014	0	0	0	0	1	39	n/a	n/a	40
March 2013	0	0	0	0	4	30	n/a	n/a	34
Vancouver City									
March 2014	343	48	5	0	42	337	n/a	n/a	775
March 2013	330	51	162	3	106	474	n/a	n/a	1,126
West Vancouver									
March 2014	20	0	0	0	0	0	n/a	n/a	20
March 2013	21	2	0	0	4	0	n/a	n/a	27
White Rock									
March 2014	9	1	0	0	7	71	n/a	n/a	88
March 2013	4	0	6	0	7	18	n/a	n/a	35
Indian Reserves									
March 2014	0	0	0	0	0	0	n/a	n/a	0
March 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
March 2014	1,266	104	13	5	619	1,992	n/a	n/a	3,999
March 2013	1,294	118	515	14	781	1,662	n/a	n/a	4,384

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
March 2014	30	13	0	0	0	48	n/a	n/a	91
March 2013	6	0	0	0	0	46	n/a	n/a	52
Delta									
March 2014	4	4	0	0	0	3	n/a	n/a	11
March 2013	2	4	0	0	6	1	n/a	n/a	13
Langley									
March 2014	22	0	0	0	17	46	n/a	n/a	85
March 2013	10	0	10	6	45	14	n/a	n/a	85
Maple Ridge / Pitt Meadows									
March 2014	13	0	0	0	4	12	n/a	n/a	29
March 2013	8	0	0	0	2	5	n/a	n/a	15
New Westminster									
March 2014	4	1	0	0	5	3	n/a	n/a	13
March 2013	0	0	0	0	2	6	n/a	n/a	8
North Vancouver									
March 2014	10	0	0	0	2	7	n/a	n/a	19
March 2013	9	5	6	0	5	18	n/a	n/a	43
Richmond									
March 2014	28	2	6	0	26	406	n/a	n/a	468
March 2013	14	1	2	0	16	8	n/a	n/a	41
Surrey									
March 2014	58	0	2	0	101	119	n/a	n/a	280
March 2013	55	0	8	0	83	94	n/a	n/a	240
Tri-Cities									
March 2014	18	3	0	0	28	88	n/a	n/a	137
March 2013	7	1	10	0	20	235	n/a	n/a	273
University Endowment Lands									
March 2014	0	0	0	0	1	4	n/a	n/a	5
March 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
March 2014	99	16	1	2	8	84	n/a	n/a	210
March 2013	37	7	18	0	9	431	n/a	n/a	502
West Vancouver									
March 2014	12	0	0	0	0	0	n/a	n/a	12
March 2013	2	0	0	0	0	0	n/a	n/a	2
White Rock									
March 2014	4	0	0	0	1	7	n/a	n/a	12
March 2013	5	0	0	0	4	0	n/a	n/a	9
Indian Reserves									
March 2014	0	0	0	0	0	0	n/a	n/a	0
March 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
March 2014	302	39	9	2	193	827	n/a	n/a	1,372
March 2013	155	18	54	6	192	858	n/a	n/a	1,283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Table 1.3: History of Housing Starts of Vancouver CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	1	0	0	0	0	0	0	5	1	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	2	1	4	0	15	0	0	0	21	1	**
Burnaby - Central Park	0	2	0	0	0	0	0	249	0	251	-100.0
Burnaby - Remainder	10	6	2	2	43	0	2	0	57	8	**
Burnaby Total	17	11	6	2	58	0	2	249	83	262	-68.3
Coquitlam	28	20	4	8	0	0	520	137	552	165	**
Delta - Tsawwassen	0	2	0	0	0	0	0	1	0	3	-100.0
Delta - Ladner	3	7	0	0	0	0	1	1	4	8	-50.0
Delta - North	10	3	0	8	0	0	8	3	18	14	28.6
Delta	13	12	0	8	0	0	9	5	22	25	-12.0
Langley City	0	3	0	0	0	0	0	0	0	3	-100.0
Langley District	17	16	2	0	38	14	70	7	127	37	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	26	0	2	4	0	81	0	93	28	**
New Westminster	8	3	0	2	0	15	0	0	8	20	-60.0
North Vancouver City	2	2	0	2	0	0	1	1	3	5	-40.0
North Vancouver DM	7	5	0	0	0	0	0	3	7	8	-12.5
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	4	3	0	0	28	4	0	2	32	9	**
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	32	21	6	0	3	18	265	35	306	74	**
Surrey - South	15	14	2	0	0	28	4	2	21	44	-52.3
Surrey - Cloverdale	28	4	0	0	27	23	1	50	56	77	-27.3
Surrey - North	40	27	4	0	11	10	19	13	74	50	48.0
Surrey - Guildford	1	1	0	0	0	0	1	1	2	2	0.0
Surrey - Whalley	8	11	0	0	0	0	5	2	13	13	0.0
Surrey Total	92	57	6	0	38	61	30	68	166	186	-10.8
University Endowment Lands	0	0	0	0	0	0	0	281	0	281	-100.0
Vancouver - West End	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	134	0	134	-100.0
Vancouver - Kitsilano	1	0	2	0	0	0	5	0	8	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	80	0	80	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	4	0	4	0	n/a
Vancouver - Kerrisdale	1	5	0	0	0	0	12	1	13	6	116.7
Vancouver - Marpole	1	2	0	0	0	0	0	2	1	4	-75.0
Vancouver - Eastside	43	33	2	8	0	0	48	42	93	83	12.0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	1	0	2	0	0	0	260	0	263	-100.0
Vancouver - Westside	27	11	0	0	0	0	17	1	44	12	**
Vancouver Total	73	52	4	14	0	0	166	440	243	506	-52.0
West Vancouver	5	7	0	0	0	0	0	0	5	7	-28.6
White Rock	6	2	0	2	0	0	3	2	9	6	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	315	242	28	40	169	112	1,147	1,230	1,659	1,624	2.2

Source: CMHC (Starts and Completions Survey)

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Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	5	4	0	0	0	0	0	0	5	4	25.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	2	0	0	0	0	0	1	2	3	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	20	9	0	0	0	0	0	0	20	9	122.2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	5	3	6	8	42	0	0	0	53	11	**
Burnaby - Central Park	7	7	2	0	0	0	66	249	75	256	-70.7
Burnaby - Remainder	35	24	12	8	69	0	48	0	164	32	**
Burnaby Total	67	44	20	16	111	0	114	249	312	309	1.0
Coquitlam	67	72	22	22	3	41	545	212	637	347	83.6
Delta - Tsawwassen	4	8	0	0	0	0	2	2	6	10	-40.0
Delta - Ladner	11	9	0	0	0	0	3	2	14	11	27.3
Delta - North	19	11	0	16	0	0	15	11	34	38	-10.5
Delta	34	28	0	16	0	0	20	15	54	59	-8.5
Langley City	0	3	0	0	33	0	0	0	33	3	**
Langley District	33	43	4	0	93	38	185	85	315	166	89.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	35	53	2	2	23	0	81	0	141	55	156.4
New Westminster	15	8	0	4	42	70	0	0	57	82	-30.5
North Vancouver City	2	5	4	2	0	0	337	218	343	225	52.4
North Vancouver DM	22	23	0	0	0	0	120	17	142	40	**
Pitt Meadows	2	1	2	0	0	0	64	0	68	1	**
Port Coquitlam	9	6	0	0	48	67	4	51	61	124	-50.8
Port Moody	1	2	2	0	0	0	0	0	3	2	50.0
Richmond	75	49	12	0	43	47	357	132	487	228	113.6
Surrey - South	47	56	12	0	40	84	49	60	148	200	-26.0
Surrey - Cloverdale	45	30	6	0	102	68	9	118	162	216	-25.0
Surrey - North	110	73	6	2	84	75	61	30	261	180	45.0
Surrey - Guildford	1	7	0	0	0	0	1	4	2	11	-81.8
Surrey - Whalley	18	31	0	0	0	0	67	10	85	41	107.3
Surrey Total	221	197	24	2	226	227	187	222	658	648	1.5
University Endowment Lands	3	1	0	0	0	7	94	436	97	444	-78.2
Vancouver - West End	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	155	0	155	-100.0
Vancouver - Kitsilano	1	3	2	6	0	0	55	1	58	10	**
Vancouver - False Creek	0	0	0	0	0	0	80	288	80	288	-72.2
Vancouver - Granville/Oak	1	3	0	0	0	0	7	5	8	8	0.0
Vancouver - Kerrisdale	12	16	0	0	0	0	42	1	54	17	**
Vancouver - Marpole	8	11	6	2	0	0	1	3	15	16	-6.3
Vancouver - Eastside	127	160	14	20	0	10	370	91	511	281	81.9
Vancouver - Mt. Pleasant	0	0	2	6	0	0	90	58	92	64	43.8
Vancouver - Strath/Grand	2	1	0	6	0	0	6	260	8	267	-97.0
Vancouver - Westside	75	71	0	0	0	0	20	13	95	84	13.1
Vancouver Total	226	265	24	44	0	10	671	875	921	1,194	-22.9
West Vancouver	19	29	0	0	0	0	0	0	19	29	-34.5
White Rock	11	9	0	2	0	0	5	6	16	17	-5.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	851	844	116	110	622	507	2,784	2,519	4,373	3,980	9.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	15	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	249	0	0
Burnaby - Remainder	43	0	0	0	0	0	2	0
Burnaby Total	58	0	0	0	0	249	2	0
Coquitlam	0	0	0	0	508	133	12	4
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	8	3
Delta	0	0	0	0	0	0	9	5
Langley City	0	0	0	0	0	0	0	0
Langley District	38	14	0	0	65	0	5	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	81	0	0	0
New Westminster	0	15	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	1	1
North Vancouver DM	0	0	0	0	0	0	0	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	28	4	0	0	0	0	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	18	0	0	106	33	159	2
Surrey - South	0	28	0	0	0	0	4	2
Surrey - Cloverdale	27	23	0	0	0	49	1	1
Surrey - North	11	10	0	0	0	0	19	13
Surrey - Guildford	0	0	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	5	2
Surrey Total	38	61	0	0	0	49	30	19
University Endowment Lands	0	0	0	0	0	0	0	281
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	134	0	0
Vancouver - Kitsilano	0	0	0	0	5	0	0	0
Vancouver - False Creek	0	0	0	0	80	0	0	0
Vancouver - Granville/Oak	0	0	0	0	4	0	0	0
Vancouver - Kerrisdale	0	0	0	0	12	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	0	2
Vancouver - Eastside	0	0	0	0	29	0	19	42
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	260
Vancouver - Westside	0	0	0	0	0	0	17	1
Vancouver Total	0	0	0	0	130	134	36	306
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	169	112	0	0	890	598	257	632

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	42	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	66	249	0	0
Burnaby - Remainder	69	0	0	0	46	0	2	0
Burnaby Total	111	0	0	0	112	249	2	0
Coquitlam	3	41	0	0	508	196	37	16
Delta - Tsawwassen	0	0	0	0	0	0	2	2
Delta - Ladner	0	0	0	0	0	0	3	2
Delta - North	0	0	0	0	0	0	15	11
Delta	0	0	0	0	0	0	20	15
Langley City	33	0	0	0	0	0	0	0
Langley District	93	38	0	0	176	66	9	19
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	0	0	0	81	0	0	0
New Westminster	42	70	0	0	0	0	0	0
North Vancouver City	0	0	0	0	165	196	172	22
North Vancouver DM	0	0	0	0	111	0	9	17
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	48	67	0	0	0	46	4	5
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	47	0	0	182	123	175	9
Surrey - South	40	84	0	0	42	50	7	10
Surrey - Cloverdale	102	68	0	0	0	112	9	6
Surrey - North	84	75	0	0	0	0	61	30
Surrey - Guildford	0	0	0	0	0	0	1	4
Surrey - Whalley	0	0	0	0	56	0	11	10
Surrey Total	226	227	0	0	98	162	89	60
University Endowment Lands	0	7	0	0	0	155	94	281
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	155	0	0
Vancouver - Kitsilano	0	0	0	0	55	0	0	1
Vancouver - False Creek	0	0	0	0	80	198	0	90
Vancouver - Granville/Oak	0	0	0	0	7	4	0	1
Vancouver - Kerrisdale	0	0	0	0	39	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	1	3
Vancouver - Eastside	0	10	0	0	318	10	52	81
Vancouver - Mt. Pleasant	0	0	0	0	90	58	0	0
Vancouver - Strath/Grand	0	0	0	0	6	0	0	260
Vancouver - Westside	0	0	0	0	0	2	20	11
Vancouver Total	0	10	0	0	595	427	76	448
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	5	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	622	507	0	0	2,092	1,620	692	899

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	1	0	0	0	0	5	1
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	6	1	15	0	0	0	21	1
Burnaby - Central Park	0	2	0	249	0	0	0	251
Burnaby - Remainder	12	8	43	0	2	0	57	8
Burnaby Total	23	13	58	249	2	0	83	262
Coquitlam	28	23	512	137	12	5	552	165
Delta - Tsawwassen	0	2	0	0	0	1	0	3
Delta - Ladner	3	7	0	0	1	1	4	8
Delta - North	10	11	0	0	8	3	18	14
Delta	13	20	0	0	9	5	22	25
Langley City	0	3	0	0	0	0	0	3
Langley District	18	11	104	17	5	9	127	37
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	26	85	2	0	0	93	28
New Westminster	8	3	0	17	0	0	8	20
North Vancouver City	2	3	0	0	1	2	3	5
North Vancouver DM	7	5	0	0	0	3	7	8
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	4	3	28	4	0	2	32	9
Port Moody	1	2	0	0	0	0	1	2
Richmond	34	19	113	52	159	3	306	74
Surrey - South	11	13	6	28	4	3	21	44
Surrey - Cloverdale	16	3	27	72	13	2	56	77
Surrey - North	42	27	11	10	21	13	74	50
Surrey - Guildford	1	1	0	0	1	1	2	2
Surrey - Whalley	8	11	0	0	5	2	13	13
Surrey Total	78	55	44	110	44	21	166	186
University Endowment Lands	0	0	0	0	0	281	0	281
Vancouver - West End	0	4	0	0	0	0	0	4
Vancouver - Downtown	0	0	0	134	0	0	0	134
Vancouver - Kitsilano	3	0	5	0	0	0	8	0
Vancouver - False Creek	0	0	80	0	0	0	80	0
Vancouver - Granville/Oak	0	0	4	0	0	0	4	0
Vancouver - Kerrisdale	1	5	12	0	0	1	13	6
Vancouver - Marpole	1	2	0	0	0	2	1	4
Vancouver - Eastside	27	21	29	0	37	62	93	83
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	3	0	0	0	260	0	263
Vancouver - Westside	21	7	0	0	23	5	44	12
Vancouver Total	53	42	130	134	60	330	243	506
West Vancouver	5	7	0	0	0	0	5	7
White Rock	5	4	0	0	4	2	9	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	289	239	1,074	722	296	663	1,659	1,624

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	4	3	0	0	1	1	5	4
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	2	0	0	0	1	2	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	20	9	0	0	0	0	20	9
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	9	11	44	0	0	0	53	11
Burnaby - Central Park	9	7	66	249	0	0	75	256
Burnaby - Remainder	47	32	115	0	2	0	164	32
Burnaby Total	85	60	225	249	2	0	312	309
Coquitlam	67	69	533	253	37	25	637	347
Delta - Tsawwassen	4	8	0	0	2	2	6	10
Delta - Ladner	10	9	0	0	4	2	14	11
Delta - North	19	23	0	4	15	11	34	38
Delta	33	40	0	4	21	15	54	59
Langley City	0	3	33	0	0	0	33	3
Langley District	33	36	272	107	10	23	315	166
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	53	104	2	0	0	141	55
New Westminster	15	10	42	72	0	0	57	82
North Vancouver City	6	5	165	196	172	24	343	225
North Vancouver DM	22	23	111	0	9	17	142	40
Pitt Meadows	4	1	64	0	0	0	68	1
Port Coquitlam	9	6	48	113	4	5	61	124
Port Moody	3	2	0	0	0	0	3	2
Richmond	77	47	235	171	175	10	487	228
Surrey - South	39	54	102	134	7	12	148	200
Surrey - Cloverdale	35	20	106	180	21	16	162	216
Surrey - North	111	70	86	77	64	33	261	180
Surrey - Guildford	1	7	0	0	1	4	2	11
Surrey - Whalley	18	31	56	0	11	10	85	41
Surrey Total	204	182	350	391	104	75	658	648
University Endowment Lands	3	1	0	162	94	281	97	444
Vancouver - West End	0	4	0	0	0	0	0	4
Vancouver - Downtown	0	0	0	155	0	0	0	155
Vancouver - Kitsilano	3	9	55	0	0	1	58	10
Vancouver - False Creek	0	0	80	198	0	90	80	288
Vancouver - Granville/Oak	0	2	7	4	1	2	8	8
Vancouver - Kerrisdale	10	14	39	0	5	3	54	17
Vancouver - Marpole	13	11	0	0	2	5	15	16
Vancouver - Eastside	90	103	318	20	103	158	511	281
Vancouver - Mt. Pleasant	2	6	90	58	0	0	92	64
Vancouver - Strath/Grand	1	7	6	0	1	260	8	267
Vancouver - Westside	57	51	0	2	38	31	95	84
Vancouver Total	176	207	595	437	150	550	921	1,194
West Vancouver	19	29	0	0	0	0	19	29
White Rock	9	11	0	0	7	6	16	17
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	810	790	2,777	2,157	786	1,033	4,373	3,980

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - North	5	11	0	0	0	0	0	18	5	29	-82.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	11	5	0	0	0	0	0	44	11	49	-77.6
Burnaby - Central Park	3	4	4	0	0	0	0	0	7	4	75.0
Burnaby - Remainder	14	6	8	0	0	0	32	0	54	6	**
Burnaby Total	34	27	12	0	0	0	32	62	78	89	-12.4
Coquitlam	10	15	2	2	4	0	71	265	87	282	-69.1
Delta - Tsawwassen	3	0	0	0	0	0	0	0	3	0	n/a
Delta - Ladner	4	6	0	0	0	0	0	2	4	8	-50.0
Delta - North	3	0	4	4	0	0	3	0	10	4	150.0
Delta	10	6	4	4	0	0	3	2	17	12	41.7
Langley City	0	0	0	0	6	0	0	0	6	0	n/a
Langley District	24	26	0	0	21	54	78	8	123	88	39.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	9	16	0	0	0	0	0	0	9	16	-43.8
New Westminster	12	3	0	0	0	0	0	0	12	3	**
North Vancouver City	1	2	0	2	0	6	0	28	1	38	-97.4
North Vancouver DM	6	7	0	0	0	0	1	25	7	32	-78.1
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	5	2	0	0	17	0	60	31	82	33	148.5
Port Moody	1	1	0	0	0	23	0	0	1	24	-95.8
Richmond	25	42	0	0	17	7	492	29	534	78	**
Surrey - South	14	32	0	0	34	18	119	8	167	58	187.9
Surrey - Cloverdale	8	3	4	0	37	40	3	1	52	44	18.2
Surrey - North	18	27	0	0	18	88	5	229	41	344	-88.1
Surrey - Guildford	1	2	0	0	0	0	49	1	50	3	**
Surrey - Whalley	4	8	0	0	0	0	0	0	4	8	-50.0
Surrey Total	45	72	4	0	89	146	176	239	314	457	-31.3
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	2	0	0	0	1	0	4	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	9	0	0	0	0	1	1	4	10	-60.0
Vancouver - Marpole	5	5	0	0	0	0	0	1	5	6	-16.7
Vancouver - Eastside	48	45	0	12	0	9	52	415	100	481	-79.2
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	102	0	106	-100.0
Vancouver - Strath/Grand	2	0	0	0	3	9	0	0	5	9	-44.4
Vancouver - Westside	41	23	0	0	0	0	8	2	49	25	96.0
Vancouver Total	100	82	2	16	3	18	62	521	167	637	-73.8
West Vancouver	11	3	0	0	0	0	0	0	11	3	**
White Rock	4	5	0	0	0	5	4	3	8	13	-38.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	297	310	24	24	157	259	979	1,213	1,457	1,806	-19.3

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	5	4	0	0	0	0	0	0	5	4	25.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	2	2	0	0	0	0	0	75	2	77	-97.4
Burnaby - North	44	20	8	0	0	0	18	18	70	38	84.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	25	9	22	4	0	0	0	44	47	57	-17.5
Burnaby - Central Park	10	6	14	0	0	0	0	0	24	6	**
Burnaby - Remainder	74	22	30	8	0	0	122	50	226	90	151.1
Burnaby Total	155	59	74	12	0	0	140	197	369	268	37.7
Coquitlam	44	82	26	4	4	82	277	374	351	542	-35.2
Delta - Tsawwassen	5	4	0	0	0	0	1	1	6	5	20.0
Delta - Ladner	6	14	0	0	0	0	13	5	19	19	0.0
Delta - North	6	10	20	8	0	0	6	7	32	25	28.0
Delta	17	28	20	8	0	0	20	13	57	49	16.3
Langley City	1	0	0	0	6	0	0	0	7	0	n/a
Langley District	47	80	0	2	44	84	88	26	179	192	-6.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	33	45	0	0	15	0	0	0	48	45	6.7
New Westminster	17	12	2	2	0	0	75	0	94	14	**
North Vancouver City	8	3	0	4	4	12	150	28	162	47	**
North Vancouver DM	13	15	0	0	0	0	5	28	18	43	-58.1
Pitt Meadows	0	7	0	0	8	0	0	0	8	7	14.3
Port Coquitlam	17	8	2	0	17	18	164	36	200	62	**
Port Moody	2	1	0	0	0	23	0	0	2	24	-91.7
Richmond	94	93	0	0	40	30	561	471	695	594	17.0
Surrey - South	48	70	4	12	82	53	221	15	355	150	136.7
Surrey - Cloverdale	17	26	4	0	61	78	6	8	88	112	-21.4
Surrey - North	93	98	0	2	117	147	30	244	240	491	-51.1
Surrey - Guildford	2	3	0	0	16	0	50	2	68	5	**
Surrey - Whalley	22	30	0	0	0	0	6	5	28	35	-20.0
Surrey Total	182	227	8	14	276	278	313	274	779	793	-1.8
University Endowment Lands	0	2	0	0	7	16	232	90	239	108	121.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	489	156	489	156	**
Vancouver - Kitsilano	4	1	4	8	0	0	122	0	130	9	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	2	4	0	4	9	0	1	11	12	-8.3
Vancouver - Kerrisdale	25	13	0	0	0	0	3	1	28	14	100.0
Vancouver - Marpole	31	12	2	0	0	0	5	5	38	17	123.5
Vancouver - Eastside	158	126	8	16	0	55	112	525	278	722	-61.5
Vancouver - Mt. Pleasant	1	0	26	8	0	0	0	102	27	110	-75.5
Vancouver - Strath/Grand	6	1	8	0	6	9	1	0	21	10	110.0
Vancouver - Westside	150	90	0	0	0	0	33	11	183	101	81.2
Vancouver Total	378	245	52	32	10	73	765	801	1,205	1,151	4.7
West Vancouver	16	22	0	0	0	0	147	0	163	22	**
White Rock	9	13	0	0	0	5	7	24	16	42	-61.9
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	1,039	948	184	78	431	621	2,944	2,465	4,598	4,112	11.8

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	44	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	32	0	0	0
Burnaby Total	0	0	0	0	32	62	0	0
Coquitlam	4	0	0	0	63	255	8	10
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	0	0	0	0	0	0	3	0
Delta	0	0	0	0	0	2	3	0
Langley City	6	0	0	0	0	0	0	0
Langley District	21	54	0	0	66	0	12	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	6	0	0	0	0	0	28
North Vancouver DM	0	0	0	0	0	24	1	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	17	0	0	0	0	30	60	1
Port Moody	0	23	0	0	0	0	0	0
Richmond	17	0	0	7	487	0	5	29
Surrey - South	34	18	0	0	119	0	0	8
Surrey - Cloverdale	37	40	0	0	0	0	3	1
Surrey - North	18	88	0	0	0	96	5	133
Surrey - Guildford	0	0	0	0	49	0	0	1
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	89	146	0	0	168	96	8	143
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	0	0	1
Vancouver - Eastside	0	9	0	0	0	371	52	44
Vancouver - Mt. Pleasant	0	0	0	0	0	102	0	0
Vancouver - Strath/Grand	3	9	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	8	2
Vancouver Total	3	18	0	0	0	473	62	48
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	0	0	4	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	157	252	0	7	816	942	163	271

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	0	0	0	18	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	44	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	122	60	0	0
Burnaby Total	0	0	0	0	140	197	0	0
Coquitlam	4	82	0	0	250	325	27	49
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	13	2	0	3
Delta - North	0	0	0	0	0	0	6	7
Delta	0	0	0	0	13	2	7	11
Langley City	6	0	0	0	0	0	0	0
Langley District	44	84	0	0	66	0	22	26
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	0	0	0	0	0	0	0
New Westminster	0	0	0	0	75	0	0	0
North Vancouver City	4	12	0	0	146	0	4	28
North Vancouver DM	0	0	0	0	0	24	5	4
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	17	18	0	0	94	30	70	6
Port Moody	0	23	0	0	0	0	0	0
Richmond	40	12	0	18	487	427	74	44
Surrey - South	82	53	0	0	218	0	3	15
Surrey - Cloverdale	61	78	0	0	0	0	6	8
Surrey - North	117	147	0	0	0	96	30	148
Surrey - Guildford	16	0	0	0	49	0	1	2
Surrey - Whalley	0	0	0	0	0	0	6	5
Surrey Total	276	278	0	0	267	96	46	178
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	489	156	0	0
Vancouver - Kitsilano	0	0	0	0	100	0	22	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	9	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	5	5
Vancouver - Eastside	0	55	0	0	15	451	97	74
Vancouver - Mt. Pleasant	0	0	0	0	0	102	0	0
Vancouver - Strath/Grand	6	9	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	30	11
Vancouver Total	10	73	0	0	607	709	158	92
West Vancouver	0	0	0	0	6	0	141	0
White Rock	0	5	0	0	0	18	7	6
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	431	603	0	18	2,383	2,021	561	444

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	1	1	0	0	0	0	1	1
Burnaby - North	5	11	0	18	0	0	5	29
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	11	5	0	44	0	0	11	49
Burnaby - Central Park	7	4	0	0	0	0	7	4
Burnaby - Remainder	22	6	32	0	0	0	54	6
Burnaby Total	46	27	32	62	0	0	78	89
Coquitlam	10	17	69	255	8	10	87	282
Delta - Tsawwassen	3	0	0	0	0	0	3	0
Delta - Ladner	4	4	0	2	0	2	4	8
Delta - North	7	4	0	0	3	0	10	4
Delta	14	8	0	2	3	2	17	12
Langley City	0	0	6	0	0	0	6	0
Langley District	23	20	87	59	13	9	123	88
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	15	0	0	0	1	9	16
New Westminster	12	3	0	0	0	0	12	3
North Vancouver City	1	4	0	6	0	28	1	38
North Vancouver DM	6	7	0	24	1	1	7	32
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	5	2	17	30	60	1	82	33
Port Moody	1	1	0	23	0	0	1	24
Richmond	24	42	504	0	6	36	534	78
Surrey - South	14	29	153	18	0	11	167	58
Surrey - Cloverdale	6	3	41	40	5	1	52	44
Surrey - North	16	27	18	184	7	133	41	344
Surrey - Guildford	1	2	49	0	0	1	50	3
Surrey - Whalley	4	8	0	0	0	0	4	8
Surrey Total	41	69	261	242	12	146	314	457
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	0	0	0	1	0	4	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	2	8	0	0	2	2	4	10
Vancouver - Marpole	5	4	0	0	0	2	5	6
Vancouver - Eastside	32	46	0	380	68	55	100	481
Vancouver - Mt. Pleasant	0	4	0	102	0	0	0	106
Vancouver - Strath/Grand	2	0	3	9	0	0	5	9
Vancouver - Westside	30	18	0	0	19	7	49	25
Vancouver Total	74	80	3	491	90	66	167	637
West Vancouver	11	3	0	0	0	0	11	3
White Rock	4	5	0	5	4	3	8	13
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	281	304	979	1,199	197	303	1,457	1,806

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
March 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Belcarra													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Burnaby													
March 2014	0	0.0	1	3.3	6	20.0	18	60.0	5	16.7	30	1,153,500	1,243,299
March 2013	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2014	0	0.0	1	0.8	22	16.7	83	62.9	26	19.7	132	1,205,288	1,284,873
Year-to-date 2013	0	0.0	1	7.7	4	30.8	7	53.8	1	7.7	13	1,051,000	1,063,577
Coquitlam													
March 2014	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	--	--
March 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	8	22.9	15	42.9	11	31.4	1	2.9	35	888,900	958,722
Year-to-date 2013	0	0.0	12	20.3	37	62.7	7	11.9	3	5.1	59	828,971	903,021
Delta													
March 2014	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
March 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	3	20.0	7	46.7	4	26.7	1	6.7	15	926,666	996,523
Year-to-date 2013	0	0.0	3	13.6	11	50.0	8	36.4	0	0.0	22	874,000	967,127
Langley City													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
March 2014	0	0.0	10	45.5	7	31.8	3	13.6	2	9.1	22	768,488	937,662
March 2013	4	25.0	4	25.0	2	12.5	2	12.5	4	25.0	16	759,450	1,083,650
Year-to-date 2014	6	12.0	21	42.0	15	30.0	4	8.0	4	8.0	50	700,417	858,799
Year-to-date 2013	21	30.9	16	23.5	11	16.2	4	5.9	16	23.5	68	699,900	1,000,071

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
March 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
March 2014	5	38.5	3	23.1	4	30.8	1	7.7	0	0.0	13	639,900	707,238
March 2013	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2014	20	55.6	10	27.8	4	11.1	2	5.6	0	0.0	36	589,500	645,543
Year-to-date 2013	20	71.4	6	21.4	2	7.1	0	0.0	0	0.0	28	587,900	587,195
New Westminster													
March 2014	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	5	55.6	2	22.2	2	22.2	0	0.0	9	--	--
Year-to-date 2013	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
North Vancouver City													
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	5.9	3	17.6	13	76.5	17	1,635,514	1,591,584
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
North Vancouver DM													
March 2014	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	1,887,840	1,888,730
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,898,000	2,127,355
Pitt Meadows													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Port Coquitlam													
March 2014	1	9.1	0	0.0	10	90.9	0	0.0	0	0.0	11	871,395	858,178
March 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	1	5.0	2	10.0	17	85.0	0	0.0	0	0.0	20	804,450	822,183
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Port Moody													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Richmond													
March 2014	0	0.0	0	0.0	0	0.0	5	17.9	23	82.1	28	1,743,500	1,902,477
March 2013	0	0.0	0	0.0	1	7.1	7	50.0	6	42.9	14	1,342,500	1,626,614
Year-to-date 2014	0	0.0	0	0.0	9	8.3	32	29.4	68	62.4	109	1,620,000	1,687,599
Year-to-date 2013	0	0.0	0	0.0	2	4.9	16	39.0	23	56.1	41	1,671,000	1,786,283

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
March 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
March 2014	6	10.3	29	50.0	17	29.3	5	8.6	1	1.7	58	704,500	794,488
March 2013	10	18.2	14	25.5	22	40.0	3	5.5	6	10.9	55	790,000	959,017
Year-to-date 2014	20	9.8	82	40.2	70	34.3	23	11.3	9	4.4	204	752,053	847,128
Year-to-date 2013	36	18.6	69	35.6	67	34.5	10	5.2	12	6.2	194	740,000	860,127
University Endowment Lands													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
March 2014	0	0.0	1	1.0	2	2.0	13	12.9	85	84.2	101	2,540,952	2,983,108
March 2013	0	0.0	0	0.0	3	8.1	13	35.1	21	56.8	37	1,656,000	2,010,427
Year-to-date 2014	0	0.0	4	1.3	8	2.5	68	21.7	234	74.5	314	2,378,500	2,636,677
Year-to-date 2013	0	0.0	0	0.0	5	4.9	32	31.4	65	63.7	102	1,920,000	2,158,586
West Vancouver													
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	3,175,000	3,765,242
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	3,230,000	3,915,465
Year-to-date 2013	1	4.8	0	0.0	0	0.0	0	0.0	20	95.2	21	4,100,000	4,087,886
White Rock													
March 2014	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
March 2013	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	1	12.5	4	50.0	3	37.5	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	75.0	3	25.0	12	1,285,000	1,549,167
Indian Reserves													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
March 2014	12	3.9	48	15.8	53	17.4	56	18.4	135	44.4	304	1,324,000	1,840,876
March 2013	20	12.5	20	12.5	34	21.3	36	22.5	50	31.3	160	1,087,000	1,376,055
Year-to-date 2014	48	4.8	138	13.7	174	17.3	246	24.5	398	39.6	1,004	1,277,150	1,666,111
Year-to-date 2013	81	13.8	107	18.2	146	24.8	99	16.8	155	26.4	588	889,000	1,328,097

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2014

Submarket	March 2014	March 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,243,299	--	n/a	1,284,873	1,063,577	20.8
Coquitlam	--	--	n/a	958,722	903,021	6.2
Delta	--	--	n/a	996,523	967,127	3.0
Langley City	--	--	n/a	--	--	n/a
Langley District	937,662	1,083,650	-13.5	858,799	1,000,071	-14.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	707,238	--	n/a	645,543	587,195	9.9
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	--	--	n/a	1,591,584	--	n/a
North Vancouver DM	--	--	n/a	1,888,730	2,127,355	-11.2
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	858,178	--	n/a	822,183	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,902,477	1,626,614	17.0	1,687,599	1,786,283	-5.5
Surrey Total	794,488	959,017	-17.2	847,128	860,127	-1.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,983,108	2,010,427	48.4	2,636,677	2,158,586	22.1
West Vancouver	3,765,242	--	n/a	3,915,465	4,087,886	-4.2
White Rock	--	--	n/a	--	1,549,167	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,840,876	1,376,055	33.8	1,666,111	1,328,097	25.5

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver March 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,257	5,445	4,438	50.9	801,543	5.6	785,189
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	YTD 2013	5,569	-21.5		15,292			757,238	-2.4	
	YTD 2014	7,071	27.0		15,803			820,861	8.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99		120.3	1,294	5.9	64.8	887
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2014		
Abbotsford-Mission CMA[1]	February 2014	March 2014
Trend[2]	695	462
SAAR	293	154
	March 2013	March 2014
Actual		
March - Single-Detached	14	10
March - Multiples	22	2
March - Total	36	12
January to March - Single-Detached	44	43
January to March - Multiples	131	6
January to March - Total	175	49

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2014	10	0	0	0	0	0	0	2	12
March 2013	14	0	0	0	21	0	0	1	36
% Change	-28.6	n/a	n/a	n/a	-100.0	n/a	n/a	100.0	-66.7
Year-to-date 2014	40	0	0	0	0	0	3	6	49
Year-to-date 2013	44	0	0	0	56	0	0	75	175
% Change	-9.1	n/a	n/a	n/a	-100.0	n/a	n/a	-92.0	-72.0
UNDER CONSTRUCTION									
March 2014	137	0	0	0	61	192	11	189	590
March 2013	126	0	0	0	128	0	2	87	343
% Change	8.7	n/a	n/a	n/a	-52.3	n/a	**	117.2	72.0
COMPLETIONS									
March 2014	12	0	0	0	0	0	1	34	47
March 2013	18	0	0	0	6	0	0	3	27
% Change	-33.3	n/a	n/a	n/a	-100.0	n/a	n/a	**	74.1
Year-to-date 2014	39	0	0	0	6	0	5	70	120
Year-to-date 2013	50	0	0	0	11	0	1	37	99
% Change	-22.0	n/a	n/a	n/a	-45.5	n/a	**	89.2	21.2
COMPLETED & NOT ABSORBED									
March 2014	53	0	0	0	75	0	n/a	n/a	128
March 2013	105	3	4	0	51	28	n/a	n/a	191
% Change	-49.5	-100.0	-100.0	n/a	47.1	-100.0	n/a	n/a	-33.0
ABSORBED									
March 2014	18	0	0	0	1	0	n/a	n/a	19
March 2013	20	1	0	0	2	0	n/a	n/a	23
% Change	-10.0	-100.0	n/a	n/a	-50.0	n/a	n/a	n/a	-17.4
Year-to-date 2014	53	1	0	0	17	10	n/a	n/a	81
Year-to-date 2013	61	1	2	0	3	1	n/a	n/a	68
% Change	-13.1	0.0	-100.0	n/a	**	**	n/a	n/a	19.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
March 2014	6	0	0	0	0	0	0	2	8
March 2013	8	0	0	0	21	0	0	1	30
Mission DM									
March 2014	4	0	0	0	0	0	0	0	4
March 2013	6	0	0	0	0	0	0	0	6
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2014	10	0	0	0	0	0	0	2	12
March 2013	14	0	0	0	21	0	0	1	36
UNDER CONSTRUCTION									
Abbotsford City									
March 2014	81	0	0	0	61	150	5	189	486
March 2013	90	0	0	0	128	0	0	87	305
Mission DM									
March 2014	56	0	0	0	0	42	6	0	104
March 2013	36	0	0	0	0	0	2	0	38
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2014	137	0	0	0	61	192	11	189	590
March 2013	126	0	0	0	128	0	2	87	343
COMPLETIONS									
Abbotsford City									
March 2014	8	0	0	0	0	0	1	34	43
March 2013	15	0	0	0	6	0	0	3	24
Mission DM									
March 2014	4	0	0	0	0	0	0	0	4
March 2013	3	0	0	0	0	0	0	0	3
Indian Reserves									
March 2014	0	0	0	0	0	0	0	0	0
March 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
March 2014	12	0	0	0	0	0	1	34	47
March 2013	18	0	0	0	6	0	0	3	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
March 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
March 2014	32	0	0	0	75	0	n/a	n/a	107
March 2013	76	0	4	0	51	28	n/a	n/a	159
Mission DM									
March 2014	21	0	0	0	0	0	n/a	n/a	21
March 2013	29	3	0	0	0	0	n/a	n/a	32
Indian Reserves									
March 2014	0	0	0	0	0	0	n/a	n/a	0
March 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2014	53	0	0	0	75	0	n/a	n/a	128
March 2013	105	3	4	0	51	28	n/a	n/a	191
ABSORBED									
Abbotsford City									
March 2014	12	0	0	0	1	0	n/a	n/a	13
March 2013	15	0	0	0	2	0	n/a	n/a	17
Mission DM									
March 2014	6	0	0	0	0	0	n/a	n/a	6
March 2013	5	1	0	0	0	0	n/a	n/a	6
Indian Reserves									
March 2014	0	0	0	0	0	0	n/a	n/a	0
March 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
March 2014	18	0	0	0	1	0	n/a	n/a	19
March 2013	20	1	0	0	2	0	n/a	n/a	23

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Abbotsford City	6	8	0	0	0	21	2	1	8	30	-73.3
Mission DM	4	6	0	0	0	0	0	0	4	6	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	10	14	0	0	0	21	2	1	12	36	-66.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	23	31	0	0	0	56	6	75	29	162	-82.1
Mission DM	20	13	0	0	0	0	0	0	20	13	53.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	43	44	0	0	0	56	6	75	49	175	-72.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Abbotsford City	0	21	0	0	0	0	2	1
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	21	0	0	0	0	2	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	56	0	0	0	0	6	75
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	56	0	0	0	0	6	75

Table 2.4: Starts by Submarket and by Intended Market
March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Abbotsford City	6	8	0	21	2	1	8	30
Mission DM	4	6	0	0	0	0	4	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	10	14	0	21	2	1	12	36

Table 2.5: Starts by Submarket and by Intended Market
January - March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	23	31	0	56	6	75	29	162
Mission DM	17	13	0	0	3	0	20	13
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	40	44	0	56	9	75	49	175

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Abbotsford City	9	15	0	0	0	6	34	3	43	24	79.2
Mission DM	4	3	0	0	0	0	0	0	4	3	33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	13	18	0	0	0	6	34	3	47	27	74.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	28	34	0	0	6	11	70	37	104	82	26.8
Mission DM	16	17	0	0	0	0	0	0	16	17	-5.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	44	51	0	0	6	11	70	37	120	99	21.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Abbotsford City	0	6	0	0	0	0	34	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	6	0	0	0	0	34	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	6	11	0	0	0	0	70	37
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	6	11	0	0	0	0	70	37

Table 3.4: Completions by Submarket and by Intended Market
March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Abbotsford City	8	15	0	6	35	3	43	24
Mission DM	4	3	0	0	0	0	4	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	18	0	6	35	3	47	27

Table 3.5: Completions by Submarket and by Intended Market
January - March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	24	34	6	11	74	37	104	82
Mission DM	15	16	0	0	1	1	16	17
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	39	50	6	11	75	38	120	99

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
March 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
March 2014	0	0.0	0	0.0	7	58.3	1	8.3	4	33.3	12	630,400	675,192
March 2013	0	0.0	3	20.0	9	60.0	2	13.3	1	6.7	15	596,728	625,695
Year-to-date 2014	0	0.0	4	12.1	16	48.5	5	15.2	8	24.2	33	629,900	648,882
Year-to-date 2013	4	9.5	6	14.3	22	52.4	6	14.3	4	9.5	42	630,500	627,850
Mission DM													
March 2014	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
March 2013	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	9	45.0	8	40.0	3	15.0	0	0.0	0	0.0	20	454,900	462,695
Year-to-date 2013	3	15.8	14	73.7	2	10.5	0	0.0	0	0.0	19	469,800	487,732
Indian Reserves													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
March 2014	3	16.7	2	11.1	8	44.4	1	5.6	4	22.2	18	591,900	611,139
March 2013	2	10.0	6	30.0	9	45.0	2	10.0	1	5.0	20	574,819	581,541
Year-to-date 2014	9	17.0	12	22.6	19	35.8	5	9.4	8	15.1	53	575,900	578,622
Year-to-date 2013	7	11.5	20	32.8	24	39.3	6	9.8	4	6.6	61	570,093	584,207

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2014

Submarket	March 2014	March 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	675,192	625,695	7.9	648,882	627,850	3.3
Mission DM	--	--	n/a	462,695	487,732	-5.1
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	611,139	581,541	5.1	578,622	584,207	-1.0

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley March 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,057	2,524	2,261	46.7	505,698	4.7	505,493
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	YTD 2013	2,482	-24.0		7,041			467,566	-3.5	
	YTD 2014	2,968	19.6		7,251			508,781	8.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
March 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99		118.6	91	8.2	66.9	811
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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